Karen Johnson Davidson County
Batch# 1162638 DEEDWARR
07/25/2024 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,457.80
20240725-0056402

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38242-06-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $394,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2024. Notary Public My Commission Expires:

JELISSA RANGEL
Notary Public
State of Florida
Comm# HH383712
Expires 4/5/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heath Steward Dakota Mullendore 8134 Bonnafair Drive Hermitage, TN 37076	**same as Owner**	Map and Parcel No.: 07404005400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brock D. Short, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Heath Steward and Dakota Mullendore, A married Couple (collectively, "Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8134 Bonnafair Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property has never been his marital residence.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the 8th day of July, 2024.

GRANTOR:

Brock D Short by CJ as his Attorney In Fact
Brock D. Short by
Chauncey Saurus as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chauncey Saurus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Brock D. Short, and she is authorized by Brock D. Short to execute this instrument on his behalf.

Witness my hand, at office, this 8th day of July, 2024.

Notary Public
My Commission Expires:

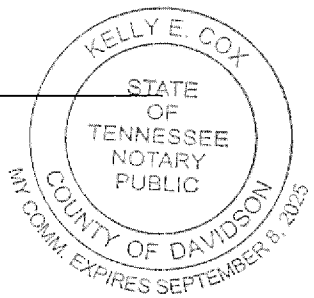


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 126, on the Plan of Section Twelve, Hermitage Hills, of record in book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brock D. Short by deed dated May 27, 2015 from Eric W. Cartwright and wife, Vanessa L. Cartwright of record in Instrument No. 20150602-0051000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictive Covenants contained in an instrument of record in Book 4820, Page 611, Book 4960, Page 506; and Book 4969, Page 667, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Becky A Mead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2024 (date of document).

Affiant Signature

July 8, 2024
Date

State of Florida

County of Orange

Sworn to and subscribed before me this 8th day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 04/06/2027

NOTARY'S SEAL

JELISSA RANGEL
Notary Public
State of Florida
Comm# HH383712
Expires 4/6/2027